

## FY 2006-07 CalPERS HEADQUARTERS BUILDING ACCOUNT EXPENSE DETAIL

	FY 2005-06	Proposed FY 2006-07	% Change
OPERATING EXPENSES:			
Utilities	\$ 2,352,566	\$ 2,685,263	14%
Taxes	13,200	13,200	0%
Waste Removal	50,971	37,005	-27%
Engineering	2,175,390	2,442,842	12%
Electrical	48,368	60,000	24%
HVAC	78,662	91,096	16%
Plumbing	14,480	25,940	79%
Elevator/Escalator	92,092	154,692	68%
Janitorial	1,830,404	2,763,746	51%
Landscaping	730,864	699,752	-4%
Garage/Parking	202,544	238,870	18%
General Maintenance	246,317	260,389	6%
Security	2,128,032	1,914,508	-10%
Fire and Life Safety	148,968	154,567	4%
Management Fees	81,000	100,000	23%
Administrative	644,398	645,029	0%
Cafeteria/Catering	319,859	359,287	12%
Child Care Center	4,300	3,600	-16%
Off-Site Expenses	865,329	1,626,793	88%
Total Operating Expenses	12,027,744	14,276,579	19%
NON-OPERATING EXPENSES:			
Owner Improvements:			
Outside Services	249,000	433,000	74%
Materials/Supplies	64,000	78,000	22%
Install/Reconfigure	350,000	372,250	6%
Wire Plant/Voice	256,524	256,524	0%
Wire Plant/Data	1,756,181	1,630,716	-7%
LP Upgrades	470,000	2,100,000	347%
Outside Tenant Improvements	2,017,775	2,326,495	15%
Misc Tenant Improvements	4,151,583	2,029,500	-51%
Total Owner Improvements	9,315,063	9,226,485	-1%
Building Improvements:			
Outside Services	368,550	1,031,950	180%
Materials/Supplies	65,871	20,400	-69%
Floor/Wall Covering	-	75,000	n/a
Waterproofing	567,000	632,000	11%
Misc Building Improvements	551,941	980,255	78%
Total Building Improvements	1,553,362	2,739,605	76%
Other Expenses:			
Enterprise Wide:			
Workstations/Furniture	667,000	500,000	-25%
Telecommunications	2,964,107	3,551,046	20%
Front Street Shuttle	105,600	60,000	-43%
Leasing Commissions	350,000	350,000	0%
Insurance	-	776,529	n/a
R Street Building Related:			
Telecommunications	766,723	-	n/a
Data Center Relocation	419,650	-	n/a
R Street Start-up Expenses	523,060	-	n/a
R Street Deferred Work (LPE & LPW)	-	1,762,033	n/a
Emergency Operations Center	6,154,577	-	n/a
Total Other Expenses	11,950,717	6,999,608	-41%
Total Non-Operating Expenses	22,819,142	18,965,698	-17%
TOTAL EXPENSES	<u>\$ 34,846,886</u>	<u>\$ 33,242,277</u>	<u>-5%</u>